

CITY OF FORT SASKATCHEWAN

Request for Decision

Amendment to the Municipal Development Plan to reflect Annexation

Motion:

That Council give first reading to Bylaw C17-20 to amend Bylaw C16-10, the City of Fort Saskatchewan Municipal Development Plan 2010 – 2030 to reflect the 2020 annexation.

Purpose:

The purpose of this report is to amend the City of Fort Saskatchewan Municipal Development Plan (MDP) 2010-2030 to recognize the City's revised boundary and ensure timely and planned development on these lands.

Recommendation:

That Council give first reading to Bylaw C17-20 to amend Bylaw C16-10 Municipal Development Plan 2010-2030 by adding policy 10.1.9 to Section 10.1 'General Policies', and replacing Map 3 'Future Land Use Plan' with 'Revised Future Land Use Map' attached in Appendix A.

Background:

In July of 2010, the City adopted the current MDP.

On October 3, 2019, the Municipal Government Board made their recommendation in favour of the City's application to annex 952 ha from Strathcona County.

On December 3, 2019, the Province announced their decision to approve the City's annexation application.

On January 1, 2020, the decision to approve the annexation of 952 ha of land from Strathcona County to the City of Fort Saskatchewan came into effect. The current MDP does not provide direction for these lands as it was developed and adopted to serve the former municipal boundary.

Summary Analysis:

This Administration-led Bylaw will officially recognize newly annexed areas in the City of Fort Saskatchewan's future land use map (Appendix A) in the City's current Municipal Development Plan. The Bylaw assigns these lands as unplanned in recognition the City is currently undertaking comprehensive planning work for these lands. Section 10.1.9 indicates that these lands are intended for future development, and outlines the steps necessary to prepare the lands for future development.

The current Municipal Development Plan, adopted in July 2010, does not reflect the newly annexed lands. The proposed amendment to the existing MDP provides direction for these unplanned lands, bringing the Municipal Development Plan 2010-2030 into compliance with the MGA until the new Municipal Development Plan can be adopted.

Plans/Standards/Legislation:

Municipal Government Act

Section 632 requires that every municipality by bylaw adopt an MDP that must address the future land use within the municipality. Currently, the newly annexed lands have no assigned future land use.

City of Fort Saskatchewan Strategic Plan 2018-2022

Well-Planned and Maintained Municipal Infrastructure: Strategically manage, invest, and plan for sustainable municipal infrastructure.

Positioned for Growth: Strategically plan, prepare and manage responsible and sustainable growth for our residents and businesses.

Edmonton Metropolitan Region Growth Plan (EMRGP)

If Council gives first reading of Bylaw C17-20, Ministerial Order MSL: 111/17 requires Statutory Plan amendments of this nature go through the Regional Evaluation Framework. In accordance, Administration will refer the Bylaw to the Edmonton Metropolitan Region Board, where a third party reviewer will assess whether the plan, as amended, is in alignment with the EMRGP. With the review, EMRB Administration will provide the Board with a recommendation for their vote. Following the vote there is a 28 day appeal period.

Communication Plan:

If Council approves first reading, a Public Hearing for the bylaw will be scheduled upon approval from the EMRB. In order to ensure awareness, the Public Hearing will be advertised through the following mechanisms:

- Announcements posted on the City's website;
- Two consecutive weekly advertisements in the local paper; and
- Notice will be mailed to all property owners in the subject lands.

Attachments:

1. Bylaw C17-20
2. Municipal Development Plan 2010 – 2030 Section 10 Amended
3. Municipal Development Plan 2010 – 2030 Future Land Use Map Amended
4. Municipal Development Plan 2010 – 2030: <https://www.fortsask.ca/en/your-city-hall/resources/Documents/Report-Plans-Studies/2010-2030-Municipal-Development-Plan.pdf>

File No.:

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General Manager,
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Reviewed by: Troy Fleming
City Manager Date: May 15, 2020

Submitted to: City Council Date: May 26, 2020